

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED LIMITED LIABILITY COMPANY TO INDIVIDUAL

Doc# 1821941000 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/07/2018 09:38 AM PG: 1 OF 3

**FIRST AMERICAN TITLE**  
**FILE #** 2920686

*Above Space for Recorder's Use Only*

THIS AGREEMENT between **A & F HOLDING LLC**, 855 Rand Road, Des Plaines, IL, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and **DRASKO DRASKOVIC**, an individual, of 515 W. Wrightwood Ave, #501, Chicago, IL 60614, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the authority of the managers of the limited liability company, by these persons does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

*(see legal description rider attached as page 3 hereto).*

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as described on legal description rider, attached hereto, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND,

SUBJECT TO: General taxes for <sup>2018</sup>~~2016~~ and subsequent years; Covenants, conditions and restrictions of record, if any;

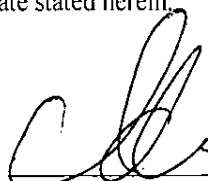
Permanent Real Estate Index Number(s): 09-20-210-029-1016 and 09-20-210-029-1052

Address of Real Estate: 1551 Ashland Avenue, Unit 207, Des Plaines, IL 60016

The date of this deed of conveyance is July 27, 2018.

IN WITNESS WHEREOF, the GRANTOR aforesaid has caused its Limited Liability Company Seal to be hereto affixed and has caused its name to be signed these presents by its Manager, on the date stated herein.

Name of Limited Liability Company:  
A & F Holding LLC

  
By: Adam Jidd, Managing Member

S. ✓  
P. 3  
S. N  
SCV. ✓  
INT. ✓

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State of Illinois

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Adam Jidd, personally known to me to be the Manager of a Limited Liability Company, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager, signed and delivered the said instrument and caused the Limited Liability Company Seal of said company to be affixed thereto, pursuant to authority given by the manager of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.



(Impress Seal Here)

Given under my hand and official seal July 27, 2018

*Mara Fashingbauer*

Notary Public

(My Commission Expires June 22, 2019)

This instrument was prepared by:  
Zaki Anarwala  
ZMA Legal  
500 Lake Cook Road, Suite 350  
Deerfield, IL 60015

Send subsequent tax bills to:  
Drasko Draskovic  
1551 Ashland Ave., Unit 207  
Des Plaines, Illinois 60016

Recorder-mail recorded document to:  
Martha Bozic  
6321 N. Avondale Ave, #216  
Chicago, IL 60631

DES PLAINES ILLINOIS  
Real Estate Transfer Tax No. 63068  
7/24/18 \$2.00 per \$1,000.00  
SA 1551 ASHLAND # 2071  
CITY OF DES PLAINES P 6-14

REAL ESTATE TRANSFER TAX		01-Aug-2018
COUNTY:		91.00
ILLINOIS:		182.00
TOTAL:		273.00
09-20-210-029-1016   20180301612350   0-882-118-432		

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## LEGAL DESCRIPTION RIDER

For the premises commonly known as:

1551 Ashland Avenue  
Unit 207  
Des Plaines, IL 60016

Legal Description:

UNIT(S) 207 AND G-14, AS DELINEATED ON PLAT OF SURVEY OF ALL OR PORTIONS OF LOTS 26, 27, 28, AND 29 IN BLOCK 6 IN RIVER ADDITION TO DES PLAINES, A SUBDIVISION OF PARTS OF SECTIONS 20 AND 21, TOWNSHIP 41 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO DECLARATION OF CONDOMINIUM MADE BY THE FIRST NATIONAL BANK OF DES PLAINES, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1, 1973 AND KNOWN AS TRUST NO. 73053873, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 23686479, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

Filed at Cook County Clerk's Office